

VIII. HOUSING AND COMMUNITY DEVELOPMENT

Housing

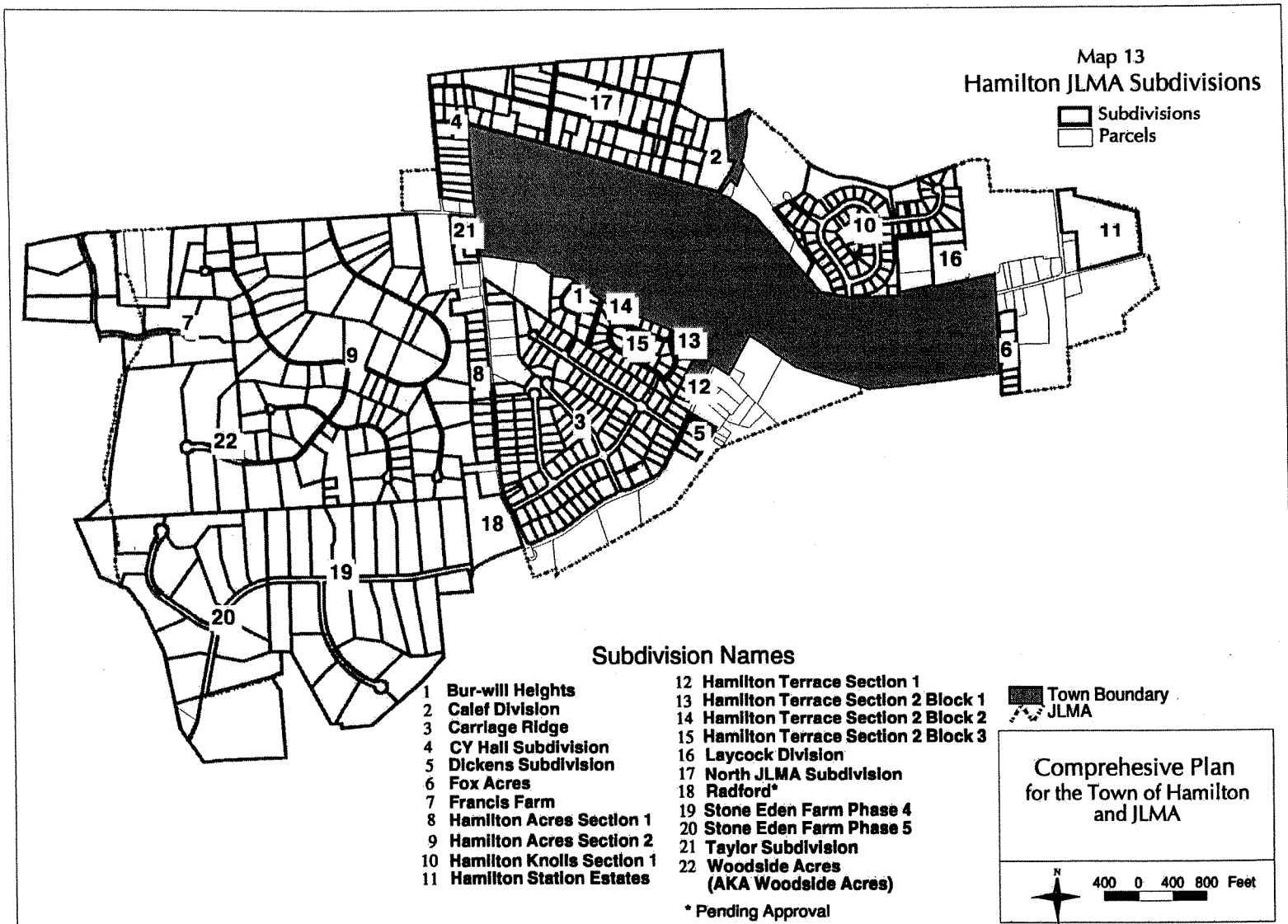
Housing in the Town of Hamilton is about 90% single family detached (SFD) dwelling units, and 10% consisting of single family attached (SFA) units. There are also a small number of mobile homes within the corporate limits.

According to the 2000 US Census data, there are 226 occupied dwellings within the Town. Of these units, approximately 40% of the housing was built before 1939 or earlier with 30% of the residential buildings constructed before 1900. Twenty-three percent (23%) of the housing in town was constructed between 1940 and 1970. A growth spurt occurred between 1970 and 1979 producing 30% of the housing stock with the remaining 7% being built from 1980 to 2000. Owner-occupied dwellings in the Town stands at 75% while rental occupancy has not changed much over the past decade and stands at 17%.

Housing in the Joint Land Management Area (JLMA) and the surrounding area is nearly all single family detached dwelling units. Over 90% of existing residences in the JLMA were built in the 1960-2000 time period. There are three general residential density patterns represented in the JLMA. The northwestern portion of the JLMA is approximately 1.34 units per acre. The Hamilton Knolls subdivision on the north side of the JLMA and the Carriage Ridge area on the south side are approximately 2.5 units per acre. The subdivisions in the western portion of the JLMA are one unit per three acres.

**TABLE 8
SUBDIVISIONS IN THE JLMA**

Subdivision	# of Platted Lots in JLMA	Area (acres)	Zoning	Vacant Lots within JLMA
Bur-Wil Heights Subdivision	9	6.69	JLMA2	0
Calef Division	2	4.02	JLMA2	0
Carriage Ridge	118	48.89	JLMA2	6
CY Hall Subdivision	17	8.25	JLMA2	1
Dickens Subdivision	5	1.99	JLMA2	2
Fox Acres	8	2.83	JLMA2, RC	0
Francis Farm	4	28.50	JLMA3	9
Hamilton Acres Section 2	88	129.12	JLMA1, JLMA2, JLMA3	1
Hamilton Knolls Section 1	72	27.45	JLMA2	7
Hamilton Station Estates Section 3	8	8.79	JLMA1, JLMA2, RC	8
Hamilton Terrace Section 1	2	0.74	JLMA2	0
Hamilton Terrace Section 2 Block 1	8	2.62	JLMA2	0
Hamilton Terrace Section 2 Block 2	21	4.85	JLMA2	0
Hamilton Terrace Section 2 Block 3	13	3.53	JLMA2	0
Laycock Division	3	3.93	JLMA2	0
North JLMA Subdivision	58	45.09	JLMA2	10
Radford	Pending	6.99	JLMA2	
Stone Eden Farm Phase 4	22	69.35	A3, JLMA1, JLMA3	0
Stone Eden Farm Phase 5	16	86.68	AR1, A3, JLMA3	12
Taylor Subdivision	4	2.35	JLMA2	0
Woodland Acres	5	37.83	JLMA3	4
Total	497	536.63		60



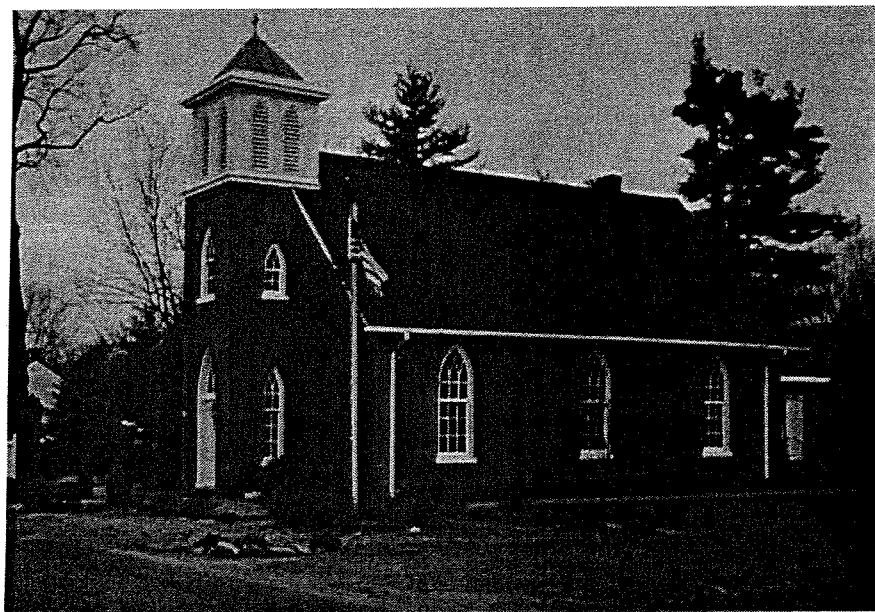
Community Institutions

Hamilton has five religious institutions within and adjacent to the Town which meet spiritual needs and also serve as centers of community activity and identity. Hamilton Elementary School is the Hamilton community's sole primary education facility and is a focal point of many Town activities. The Town Park, located off Colonial Highway, was initially constructed in 1986 as a community-built playground. Part of the playground was closed in 1999 for liability and safety reasons. The Hamilton community organized to raise funds and erect a new playground in its place. It remains a wonderful resource for recreation and picnicking and serves as a focal point in the greater Hamilton area.

The Town Office serves not only as a center of government for the Town of Hamilton but it is also a place of many civic meetings. The Town has discussed the need for additional space for civic meetings.

Local civic groups draw membership from the Town and surrounding area. The Hamilton Ruritans, the Hamilton Book Club, Concerned Citizens of Hamilton, and the Boy and Girl Scouts are some organizations that are active.

Local activism and volunteerism is very much alive in the Hamilton community. Aside from the formal groups listed above, there are ad hoc groups that have formed in the past to address issues such as school issues or development pressures in the JLMA. The Concerned Citizens of Hamilton serves as an informal information network with an active membership who keep each other informed about local issues of importance.



Church of the Holy Scripture

GOALS – HOUSING AND COMMUNITY DEVELOPMENT

1. Provide a range of housing types for differing age groups and economic levels in a pleasing environment while also maintaining and protecting the historic and small-town charm of Hamilton.
2. Achieve a sustainable community that provides employment opportunities that are compatible with the residential character of the Hamilton community. These opportunities may exist through home based businesses deemed appropriate for residential settings or through a locally based telecommuting center. Employment opportunities may also be available through traditional businesses that are located in the Town business core, as identified in this Plan, and commercially zoned areas in the JLMA.
3. Maintain the small-town, close-knit atmosphere of the Hamilton community and develop closer ties among the people.

POLICIES – HOUSING AND COMMUNITY DEVELOPMENT

1. Continue to promote and support civic activities and organizations as the foundation of community spirit and solidarity.
2. Coordinate all land development policies, public facilities and service efforts so as to reinforce the identity of Hamilton and the JLMA as a unified community.
3. Establish criteria and zoning that allows a balanced mix of housing for various groups in the Hamilton community.
4. Improve the quality and quantity of communication between the Town's governing body and the Town population regarding community building and planning.
5. Coordinate with Loudoun County to ensure that new development in the JLMA and one-mile subdivision area is compatible in character, scale, and layout with the existing Town fabric.
6. Continue to encourage the active participation and cooperation of all area residents and groups in the development of Town policies, programs, facilities and services.

ACTION ITEMS – HOUSING AND COMMUNITY DEVELOPMENT

1. Create a plan for businesses, civic groups, or associations to adopt roadway segments for litter control and landscaping.
2. Increase the communication between Town officials and population through frequent and accessible sharing of information and active solicitation of input. Examples could include a prominent outside bulletin board, more frequent newsletters, more information on the web site, or development of an email list.

3. Encourage business owners and civic groups to cooperatively undertake a beautification program for the Town's main street and commercial core, including sites outside the Town boundary and at key entrances to Town. The program could include signs, landscaping and walkways.
4. Develop a Town welcoming committee to make new members of the community feel welcome.
5. Review zoning and development requests to ensure a desired balance of housing development and to protect historic homes.
6. Develop an in-town open space plan or streetscape plan as an investment in the economic viability of the downtown as well as quality of community life and do a feasibility study to acquire identified open space areas.
7. Conduct a housing study to assure availability of housing at various income, social, and age levels.
8. Explore the feasibility of locating a community center facility within the Town business core for multi-purpose uses such as the relocation of Town government, civic or group meetings, educational classes, daycare, a garden co-op, and recreational uses.